



MAGNIFICENT MANOR HOUSE WITH VAST OUTBUILDINGS SET IN 1.3 HECTARES OF LAND WITH FABULOUS BUSINESS POTENTIAL

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HOUSE WITH VAST
OUTBUILDINGS SET IN 1.3
HECTARES OF LAND WITH
FABULOUS BUSINESS PO...



PROPERTY FACT FILE	
REFERENCE	A36351ANB17
PRICE	€ 990,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (943 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	8
ACCOMMODATION	450 m ²
LAND	13737 m ²
TOWN	Archiac
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Gîtes, House, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Exceptional character property
- Energy efficient heat pump
- Currently a boutique B&B
- Perfect for hosting events/weddings
- Well located for further business opportunity

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This stunning 18th century manor house is situated in the heart of the Petit Champagne region and was built using materials from a former chateaux.

Set in 1.3 hectares of beautiful enclosed and walled gardens, this

DESCRIPTION

Main House - ground floor

- Entrance hall 25.5m²
- Living room. 33m²
- Dining Room. 25.8
- Library. 39.7m²
- Kitchen. 42.8
- Utility room. 9m²
- Office. 20m²
- Bedroom with shower room and WC. 26m²
- Cave

1st floor

- 5 bedrooms with shower room and toilet, each approximately 21m²
- 1 studio with Kitchenette, bedroom, shower room and WC 21m²

Attic

- Fully insulated, former staff quarters

Outside

- Beautiful gardens to the front and rear with many seating areas
- 1 bedroom self contained studio with kitchenette and shower room with WC 30m²
- Events room (with WC) - formerly used as a restaurant
- Large barn for weddings/ events
- Large outdoor space for events/ weddings
- Large building housing an antiques business

- * Heating - via geothermal heat pump throughout the main house
- * Mains drainage
- * Amenities (supermarket, boulangerie, petrol station, bank) - all within walking distance

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36351ANB17>

COMPLETE FILE AND PHOTO ON REQUEST

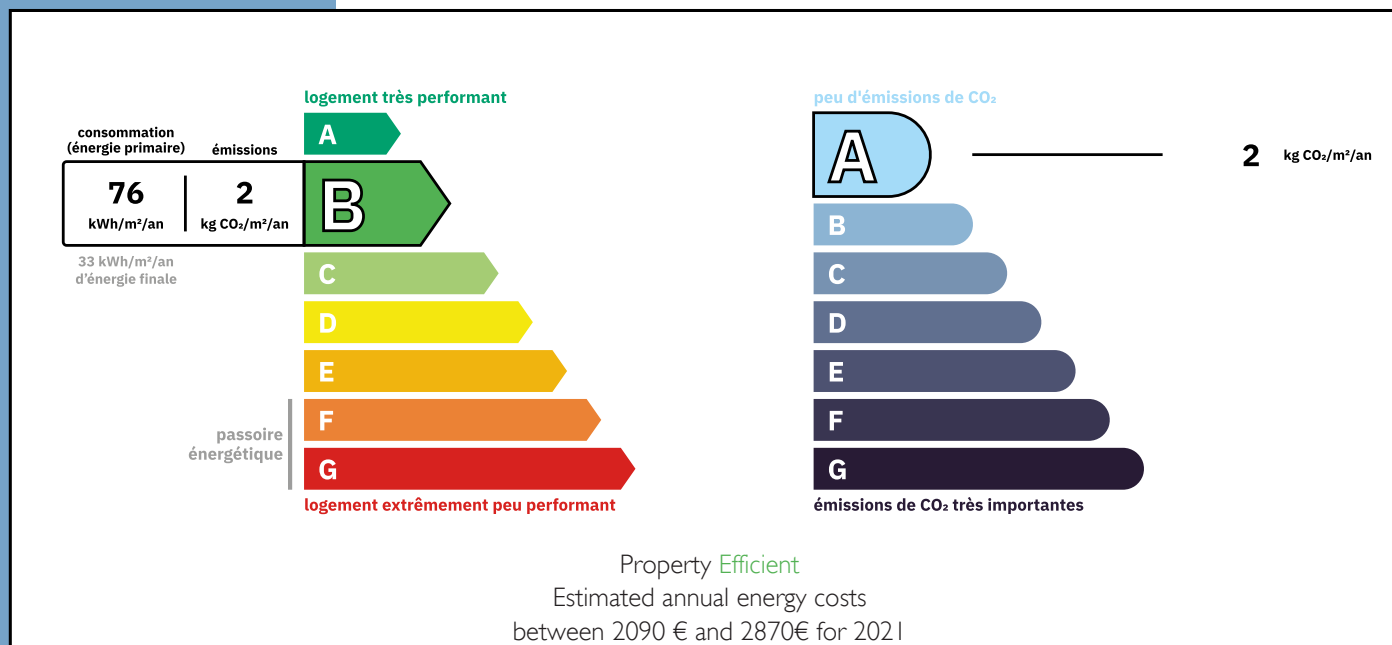


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ENERGIE-DPE

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CONTACT

Réf : A36351ANB17
FILE COMPLETE
AND PHOTOS
ON REQUEST

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